

Thorntons

The Red House, 16 Queens Terrace,
St Andrews, KY16 9QF



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Viewing is highly recommended to appreciate all this property has to offer!

The Red House is an impressive two storey Victorian family home situated in this highly sought after address in St Andrews. The property was built in 1897 and is located in the very heart of St Andrews, only minutes walk from the principal historic features and the many retail and social outlets serving the town.

This grand home has superb and well proportioned accommodation set out over two floors with a generous garden to the rear and would make an excellent family home.

The accommodation currently comprises on the ground floor; vestibule that leads into the welcoming entrance hall with traditional staircase to the first floor and direct access into the lounge, family/dining room, kitchen, study/bedroom 5, downstairs w.c. and separate utility room. The lounge has a full height feature bay window to the rear with an elevated view of the rear garden, focal fireplace and a recessed 'drinks cabinet' that links through to the family/dining room. The family/dining room also has views over the rear garden with ample space for a large dining suite or free standing furniture. The kitchen has a full range of fitted base and wall units, 'Rangemaster' stove and space for breakfasting table. The study to the front would make an ideal Home Office space or as a fifth bedroom if required.

The wide staircase from the entrance hall leads up to the first floor with a half landing with three full height windows looking onto Queens Terrace and allowing plenty of natural light into the first floor landing. There are four double bedrooms with Bedrooms 1 and 2 looking to the rear with elevated views out over the rooftops of St Andrews and beyond. A spacious family shower room services these bedrooms.

The main part of the well kept south facing garden is laid out to lawn with patio, timber summer house and well stocked planted beds. The garden has a feature pond with its very own "Kermit the Frog" and water feature.

Location

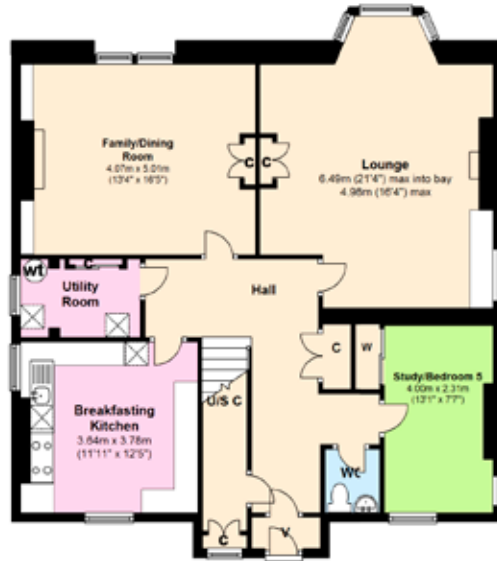
The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

St Andrews provides a number of good state Primary Schools and Secondary schooling at Madras College as well as private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

Ground Floor

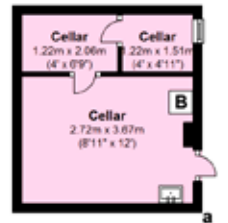


First Floor



Illustrative only. Not to scale.

Basement





Exterior

Front area of the garden is neatly laid to stone chippings and planted borders. Bounded by stone wall to the front and railings. Wrought iron gate to front of the property

Rear south facing garden accessed via side of the property. There are two separate lawn areas both enjoying a sunny aspect. Paved pathways. Greenhouse, shed and summer house.. Variety of mature shrubs and planted beds. Paved patio. Mature pond area with water feature. Lovely garden ideal for summer activities and entertaining.

Cellar/Workshop

Accessed from the exterior pathway to the side of the property. The cellar is split into two rooms.

Room 1 has a sink unit, Central heating boiler. Light fittings. Power points.

Room 2 is in two sections and is ideal for storage. Window to side. Light fitting.

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Room Dimensions

Vestibule		
Entrance Hallway		
Lounge Room	21'6" x 16'6"	6.52m x 5.04m
Family/Dining Room	17'0" x 13'6"	5.18m x 4.14m
Kitchen/Breakfast room	12'0" x 9'6"	3.67m x 2.91m
Bedroom 1	16'6" x 13'7"	5.03m x 4.13m
Bedroom 2	16'2" x 13'7"	4.91m x 4.13m
Bedroom 3	13'8" x 12'0"	4.21m x 3.66m
Bedroom 4	12'1" x 12'0"	3.68m x 3.66m
Family Shower Room	12'8" x 5'6"	3.89m x 1.69m
Study/Bedroom 5	13'5" x 7'9" at widest	4.08m x 2.36m at widest
Cloakroom	3'10" x 2'4"	1.19m x 0.72m
Utility Room	8'6" x 5'6"	2.60m x 1.69m
Cellar/Workshop		

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In detail the accommodation comprises:

Vestibule

Double entrance doors. Tiled floor. Panelled glazed door to entrance hallway.

Entrance Hallway

Under stairs storage cupboard with extensive fitted shelving and a window set to the front. Fitted cupboard. Radiator. Two ceiling light fittings. Carpet floor covering. Doors to lounge, family/dining room, kitchen, utility room, Study/bedroom 5, cloakroom and staircase to first floor.



Lounge

Bay window to rear with views over the gardens and rooftops of St Andrews. Sash window to side. Focal point gas fire with tiled hearth and copper chimney hood. Fitted shelf display and storage shelf units. Fitted drinks cabinet with mirror recess adjoins the family room.

Picture rail. Cornice. Four radiators. Two wall light fittings. Ceiling light fitting. Carpet floor covering.

Family/Dining Room

Two full height sash windows to rear with views over the gardens and rooftops of St Andrews. Focal point fireplace with electric free standing fire with tiled hearth and surround. Two recess book shelves either side of fire. Fitted drinks cabinet adjoins the Lounge. Cornice. Two radiators. Pendant light fitting. Carpet floor covering.



Kitchen/Breakfast room

Sash window to front and side. Fitted units at base and wall level with co-ordinating work surfaces. Stainless steel sink unit with two drainers. 'Rangemaster' stove. 'Hotpoint Aquarius' dishwasher. 'LEC' fridge. Coving. Radiator. Ceiling strip lighting. Vinyl floor covering.

Utility Room

Sash window to side. Fitted base and wall cupboards. High level fitted cupboards. Plumbing for washing machine. Space for fridge freezer. Laundry pulley. Hot water tank. Ceiling light fitting. Vinyl floor covering.

Study/bedroom 5

Sash window to front and to side. Fitted wardrobe with sliding doors. Radiator. Pendant light fitting. Carpet floor covering.



Cloakroom

WC and wash hand basin with tiled splash back. Extractor fan. Radiator. Ceiling light fitting. Vinyl floor covering.

First Floor Landing

Wide staircase with timber banister and balustrade, left hand turn and three windows to front at half landing to first floor.



The first floor landing has two large fitted cupboards. One is an airing cupboard with central heating pipes set to the rear. Access hatch to roof space. Pendant light fitting. Doors to four bedrooms and family shower room.

Bedroom 1

Two sash windows to rear with views over the gardens and rooftops of St Andrews. Full wall of fitted wardrobes, cupboards and drawer units. Vanity sink unit with mirror. Coving. Two radiators. Pendant light fitting. Carpet floor covering.

Bedroom 2

Two sash windows to rear with views over the gardens and rooftops of St Andrews. Electric wall mounted fire with tiled surround. Vanity sink unit with wall mounted mirror. Coving. Radiator. Pendant light fitting. Carpet floor covering.



Bedroom 3

Sash window to side. Fitted wardrobe with sliding doors and hanging rail. Walk-in cupboard. Feature fireplace surround with mantle. Coving. Radiator. Pendant light fitting. Carpet floor covering.



Bedroom 4

Sash window to side. Two fitted wardrobes and drawer units. Vanity area with fold down mirror and light fitting. Vanity sink unit with splash back, wall mounted mirror and shaver light. Coving. Radiator. Pendant light fitting. Carpet floor covering.



Family Shower Room

Sash window to side with opaque glazed panel. WC and pedestal wash hand basin with mirror splash back and shaver light. Recently installed walk-in double shower cabinet with wet wall panelling and wall mounted shower. Fitted shelved storage cupboard. Heated towel rail. Radiator. Pendant light fitting. Vinyl floor covering.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and curtains. All white goods in the kitchen are also included in the sale price although no warranties or guarantees will be given.

Other information

The basement level of the property is presently owned separately and does not form part of the subjects of sale.

Council Tax Band "G"

EPC Rating "E"

Directions

From the West Port Arch, South Street travel straight ahead and turn right onto Queens Gardens. At the end turn right onto Queens Terrace. The Red House is located on the left hand side. A Murray Donald 'For Sale' board will be in evidence.

Thorntons

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR
Tel 01334 474200 Fax 01334 476366
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk

Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk

Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk

Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

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2 Public



On Street
Parking



5 Bed



EPC Rating



2 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.